

EXHIBIT B - CONDITIONS OF APPROVAL
DRC2013-00097 / VILLA SAN JULIETTE HOLDINGS, LLC

Approved Development

1. This approval authorizes a Conditional Use Permit for the phased expansion of an existing winery and tasting room to allow:
 - a. Phase One
 - i. Conversion of an existing residence (lower level) to a bed and breakfast inn which will include six (6) bedrooms and four (4) bathrooms. The upper level will remain private residential use only.
 - ii. 1,200 square feet limited food facility (restaurant) within the existing tasting room. (400 square feet), kitchen (437 square feet), and outdoor covered veranda area (360 square feet.)
 - b. Phase Two: Addition of 13,930 square feet indoor winery space to include:
 - i. 4,650 square foot barrel storage room;
 - ii. 6,580 square foot fermentation room;
 - iii. 2,700 square feet of administration offices.

Addition of 5,090 square feet outdoor winery space to include:

 - iv. 4,060 square foot outdoor crush pad
 - v. 1,030 square foot porch (attached to the administrative offices)
 - c. Phase Three. Relocate and convert a 3,000 square foot agriculture equipment building (Building D) to case goods storage.
2. The expansion of special events per year to include the following: 20 events limited to no more than 200 people, and three (3) events limited to no more than 500 people. Amplified music at events beyond 5 p.m. is permitted. The winery will also participate in periodic industry-wide events as allowed by the Land Use Ordinance.
3. A modification of the ordinance standard limiting a restaurant to 800 square feet to allow 1,200 square feet.
4. A modification of the ordinance standard to allow outdoor amplified music during special events to operate beyond 5 p.m. to no later than 10 p.m.
5. A modification of the side setback requirement to allow the winery processing facility to be within 100 feet of the easterly property boundary instead of 200 feet per ordinance requirement.
6. This approval authorizes wine production increase from 25,000 cases annually to 80,000 cases annually.

Conditions required to be completed at the time of application for construction permits

Site Development

7. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, landscaping plan, grading plans, and floor plan.

Access

8. **At the time of application for construction permits**, and in accordance with Streets and Highway Code Section 1480.5 & 1481 the applicant shall submit an application to the Department of Public Works for an Encroachment Permit to:
- a. Construct or reconstruct the access driveways in accordance with County Public Improvement Standard B-1a rural driveway. Sight distance shall be verified and shall conform to Standard A-5a. The width shall be adequate to accommodate all reasonably anticipated vehicles.
 - b. Remove or relocate all existing non-permitted obstructions from within the public right-of-way along the project frontage. Known obstructions may include trees, vegetation, signage, gates, fencing, or other manmade objects.

Agricultural Resources

9. AG-1 – **At the time of application for construction permits**, the applicant shall submit plans showing the following:

The applicant shall show on the plans the removal of 0.22 acres of turf grass, or equivalent (nonagricultural water uses) in lieu of removing irrigated vineyards which will reduce potential impacts to existing agricultural resources.

10. AQ-9 - **Upon application for construction permits**, the applicant shall submit plans showing the use of best available technology for odor control.

Biological Resources

11. BR-11 – **Upon application for construction permits**, the “Project Limits” shall be clearly delineated on all construction plans. Prior to any construction work beginning, sturdy high-visibility fencing shall be installed at the “Project Limits” and no closer than 100 feet from identified ephemeral drainages. No construction work (including storage of materials) shall occur outside of the “Project Limits”. Any required fencing shall remain in place during the entire construction period and checked and repaired as needed by resident engineer. Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that no disturbance occurred outside of the approved “Project Limits” line.
12. BR-12 – **At the time of application for construction permits**, the applicant shall prepare and submit a hazardous materials clean-up and contingency plan to ensure containment and clean-up of incidental spills and leaks during construction activities to the Planning and Building Department.

Building

13. **At the time of application for construction permits**, the applicant shall submit a full soils report for the design of all building foundations.

Drainage

14. ER-4 – Drainage Plan Required. At the time of application for construction and / or grading permits, the Applicant shall submit a drainage plan for review and approval in accordance with Section 22.52.110 (Drainage Plan Required) by the County Public Works Department. The plan shall contain, at a minimum:
- a. Flow lines of surface waters onto and off the site.

ATTACHMENT 2

- b. Existing and finished contours at two-foot intervals or other topographic information required by the Public Works Director.
 - c. Building pad, finished floor and street elevations, existing and proposed.
 - d. Location and graphic representation of all existing and proposed natural and manmade drainage facilities for storage or conveyance of runoff, including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. In addition, private water wells and sewage disposal systems must be shown. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work.
 - e. Proposed flood-proofing measures where determined to be necessary by the Public Works Director and in accordance with Federal Emergency Management Agency (FEMA) requirements.
 - f. For projects where the Director or Public Works Director determines that increased discharge rates and durations could result in off-site erosion or other impacts to beneficial uses, the project shall incorporate appropriate hydromodification measures as identified in the Low Impact Development (LID) Handbook. Such measures shall be clearly depicted on the drainage plan.
 - g. An evaluation of the effects of projected runoff on adjacent properties and existing drainage facilities and systems.
 - h. A map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities for the design storm event and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins based on the design storm.
 - i. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff.
 - j. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for the project site.
15. All approved measures shall be implemented during construction and long-term elements verified prior to final inspection.
16. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

Fire Safety

17. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CAL FIRE/County Fire Department for this proposed project and dated October 20, 2014.
18. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the

ATTACHMENT 2

structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.

Noise

19. **At the time of application for construction permits**, the applicant shall submit to the county a copy of a formal rental agreement for groups making use of the event site. The rental agreement shall include the disclaimer that outdoor amplified music will not exceed Lmax levels of 95 decibels, measured fifty feet from the source. The rental agreement shall identify an on-site manager to be present during all events who will have a basic sound level meter to verify conformance with standards and to correct problem situations.

Visual

20. (VS-1) **At the time of application for construction permit(s)**, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Adelaida Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Conditions to be completed prior to issuance of a construction permit

Air Quality

21. AQ-1 – **Prior to issuance of construction permits**, the applicant shall complete and submit to the APCD a Permit to Operate for the existing winery (25,000 cases).
22. AQ-7 - **Prior to construction permit issuance**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc. Should any of these types of equipment be used during construction activities California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit may be required.
23. AQ-8 - **Upon application for construction permit**, subject to Title 24 requirements, the applicant shall submit plans demonstrating that the building energy efficiency rating shall be increased by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways, including but not limited to:
- a. Increase attic, wall, or floor insulation;
 - b. Install high efficiency windows;
 - c. Use efficient interior lighting and energy star roofs and appliances;
 - d. Plant native shade tree planting along southern exposures of buildings to reduce summer cooling needs;
 - e. Plant native, drought resistant landscaping;
 - f. Use locally or nearby produced building materials;
 - g. Use renewable or reclaimed building materials; and,
 - h. Install outdoor electrical outlets to encourage the use of electric appliances and tools.

APCD

24. **Prior to issuance of a construction permit**, the applicant shall contact the Air Pollution Control District to obtain all necessary permits.

Biological Resources

25. **Prior to issuance of grading and/or construction permits**, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.
- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the U.S. Fish and Wildlife Service and the California Department of Fish and Game(see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

In addition, the qualified biologist shall implement the following measures:

- i. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
 1. Potential kit fox den: 50 feet.

ATTACHMENT 2

2. Known or active kit fox den: 100 feet.
 3. Kit fox pupping den: 150 feet.
 - ii. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
 - iii. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.
26. **BR-2 – Prior to issuance of grading and/or construction permits**, the applicant shall clearly delineate as a note on the project plans, that: *“Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox.”* Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**,
- In addition, **prior to permit issuance and initiation of any ground disturbing activities**, measures BR-1 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.
27. **BR-3 – During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.
28. **BR-4 – Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
29. **BR-5 – During the site-disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
30. **BR-6 – During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

ATTACHMENT 2

31. BR-7 – **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
32. BR-8 – **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
33. BR-9 – **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

Fees

34. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, road and public facilities fees.
35. Development may be subject to the requirements of Section 22.12.080 – Inclusionary Housing

Environmental Health

36. **Prior to issuance of a construction permit** for the appropriate phase, the applicant shall obtain the appropriate Health Department permits. The Health Department will require at a minimum the following information:
 - a. A Hazardous Materials Questionnaire.
 - b. Evidence that there is adequate water to serve the proposal, on the site.
 - c. If plan review for a cross connection determines that a device is necessary, then an annual device test shall be provided.
 - d. A health permit for the limited food service facility/ commercial kitchen. The applicant shall submit kitchen plans for review and approval by the Environmental Health Department.
 - e. If water is made available to 25 or more employees at any one time, or to members of the public, then the applicant shall be required to have public water supply system.
 - f. The applicant shall submit a site plan showing the location of water wells and the distance from wastewater systems.

Conditions to be completed prior to construction activity

Erosion and Sedimentation

37. ER-1 – Erosion and Sedimentation Control – Avoid Rainy Season. Construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.
38. ER-2 – Erosion and Sedimentation Control Plan – Soil Protection During Construction. Prior to issuance of construction and/or grading permits, the Applicant shall submit to the County [Public Works] for review and approval of a sedimentation and erosion control plan (LUO Sec. 22.52.120,) which identifies how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck (LUO Sec. 22.52.160 - Construction Procedures) or periodic application of soil stabilizers during construction.
39. ER-3 – Stockpiling/Placement of Fill. Short-term stockpiling or long-term placement of fill shall comply with the following wherever possible or applicable during and after all earthmoving activities. Prior to permit issuance the following measures shall be shown on all applicable drawings:
 - a. Be located outside of any drainage ways;
 - b. Be located outside of any habitat containing rare or endangered plant or wildlife species;
 - c. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;
 - d. Be located outside of any area identified by the County as visually or biologically sensitive (e.g. County's "Sensitive Resource Areas" designation or a site specific evaluation);
 - e. Be located outside of the 100-year floodplain;
 - f. If fill is to be left permanently, soil shall be compacted to comply with the fill standards of the County Grading Ordinance and/or Uniform Building Code;
 - g. Fill slopes shall not exceed a ratio of 2-feet horizontal to 1-foot vertical;
 - h. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th);
 - i. Adequate measures shall be applied to all disturbed portions of the project site to control dust, such as daily watering or hydromulching until vegetation cover is well established;

ATTACHMENT 2

- j. Any fill or stockpiling that is to be left more than 30 days shall be hydroseeded or covered immediately upon completion of the fill or stockpiling work; and
- k. All fill material must be “clean” and free of any potentially hazardous materials or hazardous waste.

All permanent measures shall be verified prior to final inspection.

Conditions to be completed during construction activity

Air Quality

- 40. AQ-3 – To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.
- 41. AQ-4 – **All required PM₁₀ measures shall be shown on applicable grading or construction plans.** In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance.
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed; and,
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- 42. AQ-5 – If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this applicant may be required to meet those stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include but are not limited to:
 - a. Written notification, within at least 10 business days of activities commencing to the APCD.
 - b. Asbestos survey conducted by a Certified Asbestos Inspector; and,
 - c. Applicable removal and disposal requirements of identified ACM.
- 43. AQ-6 – As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which

ATTACHMENT 2

includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Access

44. **Prior to occupancy or final inspection**, all public improvements shall be constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Biological Resources

45. BR-10 – **Prior to final inspection, or occupancy, whichever comes first**, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

- a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".
- b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Fire Safety

46. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

Planning and Building

47. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

Access

48. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.
49. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.

Air Quality

50. AQ-2 – **On day(s) of special events**, the applicant shall implement the following PM10 measures for unpaved roads, driveways, and parking areas:

ATTACHMENT 2

- a. Designated parking locations shall be shown on the plans and shall include at a minimum the following:
 - i. Plant fast germinating non-invasive grass or low cut dense vegetation; or
 - ii. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

Drainage

51. **The** project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et. seq.

Fire

52. The applicant shall submit to the fire code official 30 days prior to any event, a written plan in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit and inspection must be completed.

Noise

53. N-2 – Events held at the barrel room shall take place within the structure and doors and other openings facing in the direction of the eastern property line shall remain closed during events.
54. N-3 – The projects neighbors shall be provided with a phone number for reporting problems to winery management and there shall be a reporting procedure to record complaints and actions taken to correct them.

Notification

55. The applicant shall provide notification of special events, through an email or letter, to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site. If a letter is used, it shall be delivered within 30 days prior to but not less than 3 days before each event occurrence. The following information shall be provided:
 - a. A complete listing of all scheduled special events including dates, times and number of attendees;
 - b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;
 - c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;
 - d. Any identified problems shall be responded to and addressed as soon as possible.

As an alternative to providing the annual listing of the special events in a letter, a web-site may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved

ATTACHMENT 2

number of events and attendee numbers. The web-site shall be maintained and kept current at all times.

Public Services/Utilities

56. PU-1 – The applicant shall provide a dedicated individual to function as a fire watch throughout ALL special events at the site regardless of the total amount of attendees. This individual may be able to perform the duties of “fire watch” together with additional duties associated with the event(s).
57. PU-2 – For ALL events exceeding 200 total attendees, the applicant must provide an individual trained/certified within San Luis Obispo County as an Emergency Medical Technician. With the exception of acting as an additional fire watch, this individual shall not be tasked with additional duties beyond that of Emergency Medical Technician and they are to remain on site throughout the entire event. This individual is hired to work at the event and is not just an attendee that is trained as an Emergency Medical Technician.
58. PU-3 – All events must take place on approved sites and only within properly permitted and inspected structures.

Recycling

59. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Toilet Facilities

60. Portable restroom facilities may be used, in lieu of permanent restrooms, provided they meet all state and local specifications and are sufficient to serve the maximum number of persons allowed at an event.

Time Lines

61. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
62. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.